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OFFICE OF THE

BOARD OF COMMISSIONERS OF COOK COUNTY

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TONI PRECKWINKLE
PRESIDENT

MATTHEW B. DELEON
SECRETARY TO THE BOARD

JULY 12, 2012

NOTICE

There will be a meeting of the **Capital Improvements Committee** of the Board of Commissioners of Cook County on **Monday, July 23, 2012** at the hour of **11:45 A.M.** in the Board Room, Room 569, County Building, 118 North Clark Street, Chicago, Illinois to consider the following:

319009 NORESKO, LLC (PROPOSED CONTRACT). Transmitting a Communication, dated June 19, 2012 from Herman Brewer, Chief, Bureau of Economic Development:

requesting authorization for the Chief Procurement Officer to enter into an agreement with NORESKO, LLC, Des Plaines, Illinois, for a Guaranteed Energy Performance Contracting Project (GEPC). Phase II of this contract provides engineering and construction services for the Energy Conservation Measures (ECM) determined via the investment grade energy audit at the Department of Corrections Campus and the Juvenile Temporary Detention Center. Noresko, LLC was selected through a Request for Qualifications/Request for Proposal process as highly qualified and offering a competitive price.

Reason: This contract provides for a guaranteed energy performance contracting project at the Department of Corrections and the Juvenile Temporary Detention Center campuses. The goal of the project is to identify and implement identifying energy conservation measures (ECMs) that will result in at least a 10% reduction in emissions and energy costs as compared to a Base Year, throughout a 20 year financing period. Phase I consisted of a comprehensive investment grade audit of 13 buildings on the Department of Corrections and Criminal Courts Campus. The ECMs identified are estimated to achieve cost savings sufficient to cover financing of the ECMs. The parties have negotiated in good faith the terms of Phase II, pursuant to which Noresko, LLC will perform engineering and construction services necessary to implement the agreed upon ECMs. The engineering and construction cost of the energy conservation measures will be \$34,228,000.00, with an annual projected savings of \$2,222,800.00.



CAPITAL IMPROVEMENTS COMMITTEE NOTICE

JULY 12, 2012

PAGE 2

This is a joint project undertaken by the Office of Capital Planning and Policy, the Department of Environmental Control and the Bureau of Finance. This is categorized as an energy efficiency project.

Estimated Fiscal Impact: \$34,228,000.00. Contract period: Two (2) years for construction, followed by 20 years of monitoring, commencing on the date of Board approval.

20000 County Physical Plant and 32000 Juvenile Temporary Detention Center.

The Chief Procurement Officer concurs.

***Referred to the Capital Improvements Committee on 7/10/12.**

319010 JOHNSON CONTROLS, INC. (JCI) (PROPOSED CONTRACT). Transmitting a Communication, dated June 15, 2012 from Herman Brewer, Chief, Bureau of Economic Development:

requesting authorization for the Chief Procurement Officer to execute a contract with JOHNSON CONTROLS, INC. (JCI), Milwaukee, Wisconsin, for a Guaranteed Energy Performance Contracting Project (GEPC). Phase II of this contract provides engineering and construction services for the Energy Conservation Measures (ECM) determined via the investment grade energy audit at the Stroger Hospital of Cook County Campus. Johnson Controls, Inc. was selected through a Request for Qualifications/Request for Proposal process as highly qualified and offering a competitive price.

Reason: This contract provides for a guaranteed energy performance contracting project at the Stroger Hospital of Cook County Campus. This project has identified, and will implement energy conservation measures (ECMs) that will result in at least a 10% reduction in emissions and energy costs as compared to a Base Year, throughout a 20 year financing period. In Phase II, Johnson Controls, Inc. (JCI) will perform construction services necessary to implement the agreed upon ECMs. The construction cost of the energy conservation measures will be \$26,497,854.00 with an annual projected savings of \$2,058,139.00. This is a joint project undertaken by the Office of Capital Planning and Policy, the Department of Environmental Control and the Bureau of Finance. This is categorized as an energy efficiency project.

Estimated Fiscal Impact: \$26,497,854.00. Contract period: Two (2) years for construction, followed by 20 years of monitoring, commencing on the date of Board approval.

28000 Cook County Health & Hospitals.

This item has been approved by the Finance Committee of the Health & Hospitals System at their June 22, 2012 Meeting.

The Chief Procurement Officer concurs.

***Referred to the Capital Improvements Committee on 7/10/12.**

CAPITAL IMPROVEMENTS COMMITTEE NOTICE

JULY 12, 2012

PAGE 3

319025 WALSH CONSTRUCTION COMPANY II, LLC (PROPOSED CONTRACT).
Transmitting a Communication, dated June 20, 2012 from Herman Brewer, Bureau Chief,
Bureau of Economic Development and Maria De Lourdes Coss, Chief Procurement Officer:

requesting authorization for the Chief Procurement Officer to enter into and execute
Contract #12-18-142 with WALSH CONSTRUCTION COMPANY II, LLC, Chicago,
Illinois, for Countywide Warehouse and Records Storage Center - Hawthorne project.

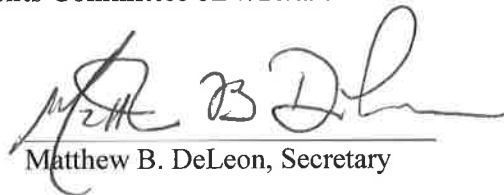
Reason: The project consists of the build-out of 371,000 square feet of space within the
Hawthorne Warehouse to accommodate general storage and records
management complete with administrative operations for the Clerk of the
Circuit Court, the County Clerk and the Bureau of Health. Competitive bidding
procedures were followed in accordance with the Cook County Procurement
Ordinance. Walsh Construction Company II, LLC was the lowest responsive
and responsible bidder and is recommended for the award. The low bidder's
cost savings realized by Cook County is \$1,747,032.00 based on the Engineer's
estimate for this project.

Estimated Fiscal Impact: \$ 33,731,719.00.

20000 County Physical Plant

The Purchasing Agent concurs.

***Referred to the Capital Improvements Committee on 7/10/12.**



Matthew B. DeLeon, Secretary

Chairman: Murphy
Vice-Chairman: Butler
Members: Garcia, Gorman, Schneider, Silvestri, Sims, Steele, Tobolski